Recorded: 2/7/2025 at 1:11:46.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $35.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 352

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Jeremy Meyer and Sarah Meyer, 1857 160th Ave., Manchester, IA 52057
Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Everett J. Kennedy, Jr. and Rhonda K. Kennedy, husband and wife, do hereby convey to Jeremy Meyer and Sarah Meyer, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Four (4) of Oak Hill Subdivision Part Of The E 1/2 Of The SE 1/4 Of Section 13, T89N, R6W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 966.

***There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: February 7, 2025.

Everett J. Kennedy, Jr., Grantor

Rhonda K. Kennedy, Grantor

STATE OF IOWA; COUNTY OF BUCHANAN; ss

On this 7 day of February, 2025 before me a Notary Public, State of Iowa, personally appeared Everett J. Kennedy, Jr. and Rhonda K. Kennedy, husband and wife.

ANDREW J HAUBER
Notarial Seal - Iowa
Commission Number 784331
My Commission Expires May 30, 2026

Notary Public